



Attractive detached family home in prime location.

The Park, St. Albans, Hertfordshire, AL1 4RY

Guide Price £2,500,000 Freehold

savills

**Prime location • Mature quarter acre plot •
Approaching 2,600 sqft of living space •
Four reception rooms • Bespoke fitted
kitchen • Five double bedrooms • Double
garage**

Local Information

Mileages approximate;

St Albans mainline station 1.3 miles - St
Pancras International from 18 minutes, A1M
4.2 miles, M1 junction 8 - 7.6 miles,
Harpenden 5.3 miles, London Luton Airport
11.8 miles.

St Albans, steeped in history and being an
affluent and historic City, offers a superb range
of shops, boutiques and restaurants.

St Albans offers an array of excellent schools,
both private and state, and communication
links by road and rail to London and the north
are some of the best in the country.





About this property

Located in the heart of one of St Albans most prestigious roads, the property is a fabulous detached family home set within a quarter acre plot including a wonderful mature rear garden.

The entrance hall is bright and spacious and offers access to four of the five living areas, thus making for a great family and entertaining home. The sitting room and music room feature open fireplaces and the dining room, located to the front of the house, features a large bay window. The kitchen/breakfast room is extensively fitted with bespoke wall, glass, draw and base units, including twin stainless steel ovens, and complemented by granite work surfaces.

A useful utility room adjoins the kitchen and an inner hallway provides access to a cloakroom and large home office, which enjoys lovely views over the garden.

On the first floor, five bright and airy double bedrooms and family bathroom can be found. The main bedroom features a dressing room and shower room and also enjoys views over the rear garden.





Outside

The house is approached over a large gravel driveway, which provides ample parking for at least three cars.

The rear garden is just delightful and features a stone paved terrace, which extends across the full width of the house making for excellent entertaining space Al-Fresco style!

A level lawn garden extends away from the sun terrace and is flanked by an extensive variety of mature trees and hedgerows. Two magnificent oak trees take centre stage and offer a wonderful haven for birds and wildlife.

Tenure

Freehold

Local Authority

St Albans District Council

Council Tax

Band = H

Energy Performance

EPC Rating = D

Viewing

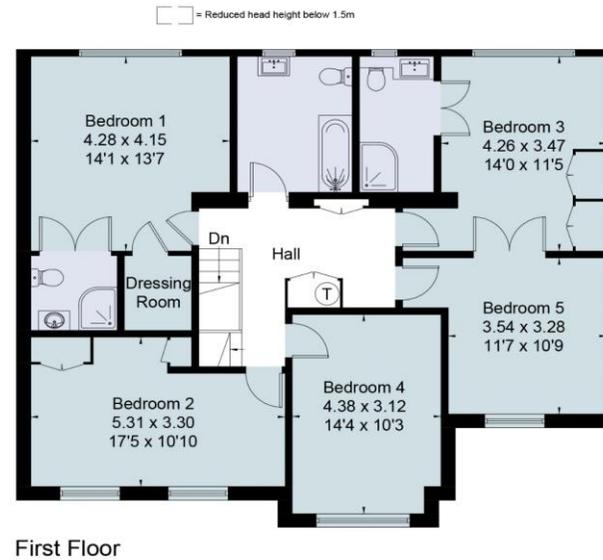
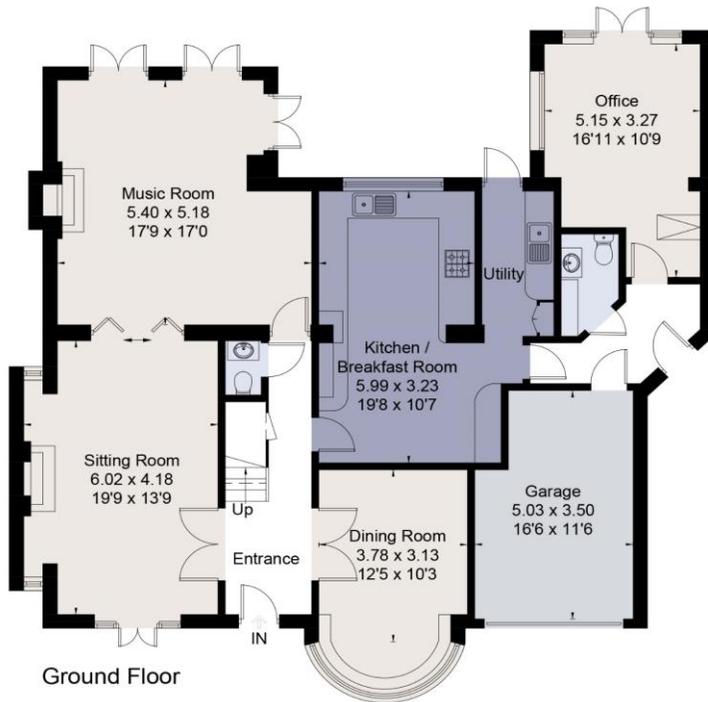
All viewings will be accompanied and are strictly by prior arrangement through Savills Harpenden Office.

Telephone: +44 (0) 1582 465 000.





Approximate Area = 240.8 sq m / 2592 sq ft
 Garage = 15.4 sq m / 166 sq ft
 Total = 256.2 sq m / 2758 sq ft
 Including Limited Use Area (2 sq m / 21 sq ft)
 For identification only. Not to scale.
 © Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 301103

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Important Notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20220621NKIE

